

Introduced by Senator Soto

February 23, 2006

An act to add Section 65863.14 to the Government Code, relating to zoning.

LEGISLATIVE COUNSEL'S DIGEST

SB 1509, as introduced, Soto. Zoning regulations.

Existing law authorizes the legislative body of any county or city to adopt zoning ordinances to regulate the use of buildings, structures, signs and billboards, open spaces, parking spaces, civic facilities, land use intensity, and various other purposes.

This bill would require the Office of Planning and Research, not later than September 1, 2007, to adopt one or model ordinances for voluntary use by cities, counties, and cities and counties, suitable for modification by a local agency, that encourage mixed use urban form and design that meet specified criteria and perform other duties related to the development and adoption of the ordinance or ordinances.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 65863.14 is added to the Government
- 2 Code, to read:
- 3 65863.14. (a) Not later than September 1, 2007, the Office of
- 4 Planning and Research shall do all of the following:
- 5 (1) Adopt one or more model ordinances for voluntary use by
- 6 cities, counties, and cities and counties, suitable for modification
- 7 by a local agency, that encourages mixed use urban form and
- 8 design. The model ordinance or ordinances shall rely on the

- 1 urban form and design guidelines authorized pursuant to Section
2 65302.4, and shall meet the following criteria:
- 3 (A) Encourage mixed use development.
 - 4 (B) Encourage a full range of housing types and choices.
 - 5 (C) Encourage more compact development.
 - 6 (D) Enhance economic opportunity.
 - 7 (E) Remove barriers to infill development.
 - 8 (F) Encourage development closer to existing or planned
9 transit routes.
 - 10 (G) Reduced government review and processing time.
 - 11 (H) Establish clearly defined development approval processes
12 for applicants.
- 13 (2) Consult with representatives of the League of California
14 Cities, the California State Associations of Counties,
15 representatives from the residential development and real estate
16 industries, private and public planners, representatives from
17 environmental organizations, representatives from affordable
18 housing organizations, and others throughout the development of
19 the model ordinances.
- 20 (3) Distribute the draft model ordinance or ordinances no later
21 than June 1, 2007, to all local agencies and other interested
22 parties for review. Any comments shall be submitted to the office
23 by July 1, 2007.
- 24 (4) Post the ordinance or ordinances on the office's Internet
25 Web site once adopted by the office.
- 26 (b) The model ordinance or ordinances need not apply to the
27 whole of a city, county, or city and county. An ordinance may be
28 applied to a subarea, such as a downtown district, commercial
29 district, or specific plan area.